

FARMINGTON CITY PLANNING COMMISSION

Tuesday, November 30, 2004

PLANNING COMMISSION REGULAR SESSION

Present: Chairman Cory Ritz, Commission Members Bart Hill, Keith Klundt, John Montgomery, Cindy Roybal, Jim Talbot, and Kevin Poff, City Planner David Petersen, and Deputy City Recorder Jeane Chipman.

Chairman Ritz called the meeting to order at 6:45 P.M. He stated that the meeting had been scheduled to study a request from Gardner/Gust Cherry Hill, LLC, to recommend to the City Council zone change approval for the Cherry Hill Interchange located between Highway 89 and Main Street from NMU to CMU and to further rezone the property from A, LR, and LS to CMU.

David Petersen distributed information to the Planning Commission, including a hard copy of a power point presentation prepared by the Bonneville Research Company, a traffic impact study complied by Horrocks Engineers, an "Evaluation of Commercial Uses and Development within the City" prepared by Ross Consulting Group, and letters submitted by the public regarding the proposed CMU project in northern Farmington. Mr. Petersen stated he was pleased that the residents had turned out in such large numbers. It was important that the City have public input.

Rulon Gardner (Horrocks Engineers) began discussion regarding the Horrocks Engineering traffic impact study of proposed project.

Citizens asked for information regarding those making presentations. Ron Mortimer and Russell Youd represented Horrocks Engineers, traffic engineers retained by the City. Their views and findings were non-bias and were only reflections of the information given by the City and developers regarding potential projects.

Mr. Mortimer reviewed potential traffic impacts and possible solutions which could be brought about by the Gardner/Gust project if approved. Mr. Mortimer detailed ideas given by the engineers to handle the traffic that would be attracted by the project.

Mr. Talbot asked for further information regarding existing round-about and the kinds of traffic they handle.

Mr. Youd stated that there would need to be traffic mitigation in the area whether or not the Gardner/Gust project was approved because of the likely increase of traffic due to growth in the area and because of the already completed nearby road improvements.

Mr. Petersen explained how other communities had used roundabouts and other traffic calming devices to discourage other than local traffic from using specific roads. The idea of the engineers and City staff was to preserve the quiet and safety of roads in the residential areas.

Options, questions, and comments were discussed in detail by the traffic engineers, Planning Commission, City Planner, and citizens. Citizens had concerns about roundabouts and access from the interchange for various areas.

The City Planner suggested there be a town meeting held regarding economic development in the City. It would be very helpful for citizens to have at least to some degree the same information and background given public officials. Citizens would then be able to give well-informed input and would be able to more clearly understand decisions being made.

ADJOURNMENT

The meeting adjourned at 8:00 P.M.

Cory Ritz, Chairman
Farmington City Planning Commission